

Report for: Cabinet 19th January 2016

Item number: 11

Title: Wood Green Investment Framework & Area Action Plan:
Broad Options for Regulation 18 Consultation

Report authorised by : Lyn Garner, Director Regeneration, Planning & Development

Lead Officer: Dan Hawthorn, Assistant Director for Regeneration
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Ward(s) affected: Principally Noel Park but also Alexandra, Bounds Green,
Harringay, Hornsey and Woodside.

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration

- 1.1 In October 2014 Cabinet agreed to commission an Investment Framework (IF) for Wood Green: a comprehensive plan that will determine how to fulfil the area's potential and to secure the investment needed to enable this. This approach will also enable the Council to take a well-informed decision on its own accommodation and strategic use of its own land and property assets in the area.
- 1.2 Alongside the Investment Framework it was proposed that an Area Action Plan (AAP) be prepared in parallel that would update the planning policy framework and give statutory weight to the spatial development option progressed for the Wood Green Area.
- 1.3 Production of an Issues and Options document represents the first formal stage in the production of the AAP. This draws on the work and consultation undertaken to date on behalf of the Council by Fluid Design Ltd, supported by AECOM and DTZ (now Cushman and Wakefield), who have been commissioned to prepare the Investment Framework. The Issues and Options document outlines a number of broad development options, including an emerging preference for one of the four options, for how growth and development might be accommodated within Wood Green to deliver upon the strategic objectives for the area.
- 1.4 This report outlines to members the four broad development options and the emergent preference for one of the options for how regeneration might take place in Wood Green and seeks approval to carry out public consultation on

these growth options through publication of the draft of the Wood Green Area Action Plan: Issues and Options Report (the 'Wood Green AAP').

- 1.5 The proposed consultation, under Regulation 18 of the Town & Country Planning (Local Planning) (England) Act 2012, is part of the statutory plan making process. It is expected that statutory consultation will take place between February and March 2016. Following public consultation, officers will analyse the comments received and will continue to engage key landowners and stakeholders (such as the GLA and TfL) in refinement of a final development option to be taken forward in the next iteration of the Wood Green AAP, the Preferred Option document. This will be reported back to Cabinet in the autumn alongside analysis of the comments received in response to the consultation.
- 1.6 This report also asks Members to approve the revised budget to complete the Wood Green Investment Framework in order to put in place the necessary staff and resources to manage the project effectively through to completion of the AAP and to commence the implementation stage. The Investment Framework will be reported separately to Cabinet in due course.

2. Cabinet Member introduction

- 2.1 Wood Green is at the heart of our borough and is home to a strong, diverse and mixed community.
- 2.2 We know that in the coming years, many challenges and opportunities will present themselves. Crossrail 2 will revolutionise connectivity; development of the National Grid land with over 1,000 new homes will bring a whole new community of residents, while the continuing reduction in council staff because of government cuts will mean that many of the suite of municipal offices along Station Road and the Civic Centre simply are not fully utilised and can be re-developed for other uses. At the same time, we have a town centre which many residents feel does not serve their needs and an urban environment which can feel congested, badly designed and sometimes unsafe.
- 2.3 It is clear that significant changes will come to Wood Green. As a council we must be on the front foot, leading and shaping these changes to make sure that they deliver our residents' ambitions for the area and secure a strong and successful future for Wood Green. We must seize the opportunities open to us, and use them to tackle the problems and concerns raised by residents.
- 2.4 To make this happen, we have been working with residents, businesses, local community groups, local councillors and wider stakeholders, to listen to people's ambitions for the area, but also to understand local concerns. On the basis of this engagement, the architecture firm, Fluid, has summarised the options into four choices. This paper proposes significant transformation as the emerging favoured option– rebuilding part of the town centre, connecting the area more easily to Alexandra Palace and Park, creating a modern state of the art library and bringing thousands of new homes and new jobs.

- 2.5 We want to know whether residents, businesses and councillors agree that what is being proposed is the best way to build a bright future for Wood Green, and this paper authorises the next stage of engagement. The decisions we make about Wood Green – homes, the town centre, businesses and open space – will shape the area’s fortunes for decades to come. It is critical that we make the right decisions and I hope that residents, businesses, community organisations and councillors will get fully involved in this consultation.

3. Recommendations

Cabinet is recommended to:

- 3.1 Approve for Regulation 18 consultation purposes the publication of the draft Wood Green Area Action Plan: Issues and Options report (attached at Appendix 1) for a period of seven weeks commencing on 1st February 2016.
- 3.2 Note the consultation programme set out at Appendix 2.
- 3.3 Approve the revised expenditure budget and external funding plans to complete the Wood Green Investment Framework and AAP as set out in Section 6.
- 3.4 Agree a maximum additional Council contribution of £694,000 to finance the current shortfall to the end of March 2017.

4. Reasons for decision

- 4.1 Haringey faces considerable challenges in planning for long term growth. Following the publication London Plan 2015, the Borough’s housing target has risen from 830 net new dwellings per year to 1,502. In parallel, the borough has a target to increase employment levels by 29% over the next 20 years.
- 4.2 The Wood Green area (which includes the Chocolate Factory and Clarendon Road sites) is identified in the London Plan and the adopted (2013) and emerging update to the Local Plan Strategic Policies DPD as a Growth Area able to accommodate a significant portion of the borough’s future development needs. Significant development opportunities have already been identified in the emerging Site Allocations DPD for sites along the railway, Clarendon Road, Coburg Road and the Council’s own landholdings, including the Civic Centre, Station Road sites and the Wood Green Library site. However, at the moment there is no comprehensive long-term strategy for the future of the Metropolitan Town Centre and its hinterland to co-ordinate these development opportunities.
- 4.3 The Investment Framework and Wood Green AAP are required to ensure there is a clear and structured plan for delivering change within this area that delivers on Council’s and the community’s aspirations for the place and maximises the benefits to be achieved from new development and strategic investment in infrastructure.
- 4.4 Public consultation is an important statutory requirement in the preparation of the Local Plan and the documents cannot progress to the next stages in the plan-making process without carrying out appropriate consultation – for the AAP

this will need to be in accordance Council's statutory duty to consult and the adopted Statement of Community Involvement (SCI).

5. Alternative options considered

- 5.1 If an Investment Framework and Area Action Plan were not developed and adopted, it is expected that the market will respond to increasing demand for residential and commercial development. This risks undermining the community and the council's ability to secure managed change in Wood Green against a backdrop of a coherent spatial vision and would be likely instead to see more piecemeal development in the area.
- 5.2 Proceeding without an area specific planning policy framework also risks undermining the status of Wood Green as a Metropolitan Town Centre (in the London Plan), as the developers and investors respond to short term commercial demands which may not correspond with longer-term housing and employment growth aspirations.
- 5.3 Without clear and adopted area based planning policies and a coherent regeneration programme, the Council will have reduced control over future development of its own land and property assets in Wood Green, limiting what can be achieved in delivering the council's housing and employment targets.
- 5.4 Options regarding the content and timetable for the production of Haringey's Local Plan, including the Wood Green Area Action Plan, were considered in January 2015 by Cabinet in the context of agreeing the revised Local Development Scheme. Therefore, no further options in respect of the preparation of an Area Action Plan or valid alternatives are considered in the context of preparing this report.
- 5.4 All local development plan documents must comply with the requirements of Section 19 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 18 of the Town & Country Planning (Local Planning) (England) Act 2012. There is therefore no alternative to progressing the statutory Development Plan Documents (DPD) other than in accordance with these provisions, Council's statutory duty to consult and its adopted SCI.

6. Background information

Strategic context

- 6.1 The Council's Corporate Plan identifies Wood Green as one of the council's two priority regeneration areas, alongside Tottenham. The Haringey Strategic Policies DPD (2013) - currently being altered alongside publication of the emerging Site Allocations DPD (2016) - and the London Plan (2015), identifies the Wood Green area as a focus for considerable growth and development in the borough over the period of the Local Plan to 2026. Work on site opportunities, and the grant of planning permission on the Clarendon Road site, indicate that the area offers significant opportunity for urban renewal and intensification, providing the impetus to support economic development of the town centre. There is scope to provide at least 4,600 additional homes and 4,000 jobs on development sites in and around the town centre, including Council owned sites. Further development potential will be supported by

Crossrail 2. Consultation on Crossrail 2 options (including changes specific to Wood Green) with either new stations at Turnpike Lane and at Alexandra Palace, or one station located centrally within Wood Green closed on 8th January. The AAP issues and options report has accordingly been prepared having regard to the potential of Crossrail 2. Significant redevelopment of key sites should reinforce the Metropolitan Town Centre status, with improvements to connectivity, the appearance of streets and spaces, civic uses, social infrastructure and improvements to the range and quality of the retail and leisure offer to serve the wider area.

Investment Framework and Area Action Plan

- 6.2 To ensure development and growth takes place in a managed and coordinated manner and delivers the best outcomes for local residents and businesses, in October 2014 the Council's Cabinet agreed to commission an Investment Framework for Wood Green: a comprehensive and consistent plan that will determine how to fulfil the area's potential and to secure the investment needed to enable this. This approach will also enable the Council to take a well-informed decision on its own accommodation and strategic use of its own land assets in the area.
- 6.3 Alongside the Investment Framework (IF) it was proposed that an Area Action Plan (AAP) be prepared in parallel that would provide a dedicated area specific planning policy framework and give statutory weight to the spatial development objectives being progressed.
- 6.4 The IF and AAP are also essential in delivering priorities 4 and 5 of the Corporate Plan around securing inward investment, job creation, training and economic growth alongside accelerating housing delivery.
- 6.5 Development on the scale planned for in Wood Green – underpinned by the IF and AAP - will also yield, over time, a significant uplift in council tax and business rate income for the Council. Whilst recognising the potential additional costs of providing necessary infrastructure to support the new and existing communities in the area, the growth envisaged will provide additional income against the background of central government funding reductions to allow the Council to continue to support its statutory obligations to children and vulnerable adults.
- 6.6 Importantly, the IF and AAP will also help inform proposals for the Council's own land interests in the Wood Green area (on three clusters at the Civic Centre, River Park House/Station Road, and the Library site). This will ensure that decisions are based on a well-evidenced proposition that has regard to achieving the best possible development on those sites and maximising the wider regeneration objectives. In November 2015, the Cabinet agreed that these three clusters of Council land would very likely be included in the first phase of development undertaken by the Development Vehicle.
- 6.7 Timing is also critical, with announcements on Crossrail 2 moving forward following TfL consultation and Government announcements in autumn 2015. This has led to enhanced market interest in the area already and contributes to the increasingly urgent need for a long-term council accommodation strategy. Leading the future of Wood Green through the IF and AAP, amounts to a clear

commitment, expressed in the Corporate Plan, for the Council to be central to leadership of change and regeneration in the area

6.8 The Wood Green IF and AAP are being prepared with engagement and support from the Mayor of London's team at the Greater London Authority (GLA). Its purpose is to give effect to the area's strategic identification as a growth area by setting out the policies, proposals and site allocations required to deliver and manage growth and development in the area in a comprehensive manner, ensuring it delivers the social, environmental and economic outcomes sought for the area. These include:

- Higher density and high quality residential and mixed use development providing a minimum of 4,600 new homes and the creation of up to 4,000 jobs;
- Strengthening the role and function of Wood Green town centre as a prosperous Metropolitan Centre within London;
- Rejuvenation of the high street and regeneration of former utilities and industrial sites ensuring that new employment led redevelopment contributes to the town centre's long-term growth and vitality;
- Creating a clear context for development on key sites, including Council owned property interests;
- Improving the amenity and connectivity of the high street and widening the town centre beyond the high road itself;
- Improving the image and perception of Wood Green ensuring the place has a clear narrative for its future and how this is to be achieved;
- Increasing the area's 'visibility' in a London context to ensure Wood Green secures appropriate levels of investment from private and public sector partners;
- Ensuring new development and growth is matched by investment in infrastructure serving the area and the rest of the borough.

Area Action Plan: Issues and Options

6.9 The Issues and Options document represents the first stage in the AAP's production. It draws on the work and consultation undertaken to date on behalf of the Council and the GLA by Fluid, who have been commissioned to prepare the Investment Framework for the area. The Issues and Options document outlines four strategic development options, including what is emerging as the Council's current favoured option, for how growth and development might be accommodated within Wood Green to deliver the strategic objectives for the area. The options have been developed having regard to a detailed analysis of the existing character and land uses across the area, a review of policy and other evidence base requirements. The options have also been informed by the concerns and opportunities raised through engagement to date with landowners, businesses, residents and other users of the town centre and informed by the draft Housing Strategy and Economic Development and Growth Strategy.

The Issues and Options report proposes a long-term vision for the area of a

“... reinvented town centre that builds on the areas vibrant cross cultural offer and which provides a modern, service focused Council; new homes and workspace, and greatly improved retail environment and public spaces.”

It also includes strategic objectives to “test” the effectiveness of the options. These comprise a range of measures grouped under the following headings:

- Improving the town centre
- Placemaking
- Creating a connected place
- Capital of Haringey

The strategic objectives have been used to assess the four development options (and the appended report includes the assessment of the options against these objectives).

The four strategic development options are defined more fully in the document but comprise:

6.10 **Option 1: High street rejuvenation**

This option delivers the smallest degree of overall change for the area and from the existing emerging Site Allocations DPD and targets the rejuvenation of the high street by promoting a mix of retail, service and leisure provision, complemented by residential development. Though this is the most modest proposal it is worth noting that the minimum provision of new town centre homes (4,600) and additional employment floorspace of 34,067m² represents a considerable scale of development in its own right.

6.11 **Option 2: Residential-led town centre**

This option proposes a mid-range level of change through pursuing a residential-led regeneration approach that seeks to bring about wider change by growing mixed and balanced communities and a demand economy. The scenario anticipates a more tightly defined town centre heart with the option for the council front office to be located on the high street in this proposal, on the current site of the library, which could also be incorporated in the new development. The option also suggests that the council back office and civic accommodation would be located on Coburg Road. Residential development is fully encouraged in this scenario, achieving 5,000 new homes, both on the full range of town centre sites, including above retail and other uses and 41,793m² of additional employment floorspace along the high street down to Turnpike Lane, and as a proportionately higher mix within the proposed live/work development of the creative quarter.

6.12 **Option 3: Widespread redevelopment**

This option is as that promoted by Option 4 below, but with the key difference being that the area is served by two Crossrail 2 stations (Turnpike Lane and Alexandra Palace). This arrangement would not permit the intensification of change described in Option 4 below but it would still support comprehensive redevelopment tackling all key town centre sites and provide 55,049m² of

employment floorspace and 5,500 new homes. Under this option the heart of the town centre begins to expand westward into Clarendon Road, with a proposal that the Council's front and back office functions being relocated in the vicinity of the existing Wood Green library near a major new public space. There is the opportunity for a new cultural/educational institution to be located on Coburg Road to become part of the overall mix of active uses in this area set within a more pedestrian friendly and permeable urban town centre environment. This option may also necessitate the redevelopment of the shopping mall to allow for an 'opening-up' of the high street to the development that will take place around Clarendon Road and to accommodate a significant amount of housing.

6.13 **Option 4: Significant transformation**

This option promotes a major transformation of the town centre through significant interventions aimed at unlocking the development potential of the wider town centre area through radical changes in the layout of existing urban blocks. It promotes shifting the heart of the town centre further down the high road to benefit from a new Crossrail 2 station that will be located below a new public square in the vicinity of the current library, at the heart of the new town centre. Around this square taller buildings would be located while the depth of both sides of the High Road would expand to provide larger retail floorplates with greater potential for residential above. Under this option The Mall would be redeveloped to maximise the uplift provided by the Crossrail 2 station while the Hornsey Water Treatment Works site is identified as providing a potential long-term opportunity to strengthen and cement better links with Alexandra Park and Palace. This option places an emphasis on economic regeneration, striving to significantly increase and enhance the amount of workspace (57,048m² of B1 employment floorspace) and retail spaces while also delivering a significant uplift in housing at 6,000+ new homes. This option includes a proposal that the Council's front office is relocated to the vicinity of the existing Wood Green library while back-office and civic functions anchor a new mixed-use quarter centred around Coburg Road creating more logical and legible east-west linkages.

The favoured option

- 6.14 The 4 options outlined above have been assessed in relation to their potential contribution to the achievement of the strategic objectives set out in the document. Against those criteria, and having regard to the Council's response to the Crossrail 2 consultation (supporting a single station for Wood Green), the issues and options report concludes that Option 4 most closely meets the strategic objectives for regeneration and growth in and around Wood Green town centre.

Testing the favoured option

- 6.15 The purpose of the Issues and Options stage is to invite public and stakeholder views and comments on the strategic objectives and the options proposed, enable consultees to offer up further information, and to test the assessment of the options as the basis for a further, more detailed policy development of the final option selected. To assist consultees, the AAP includes details on development and land use distribution across the area for each option, an indication of the resulting built form, an analysis of likely performance against

the strategic objectives for the area, and delivery implications, including infrastructure requirements. A Sustainability Appraisal (SA) of the AAP will be undertaken, the purpose of which is to identify the potential positive and negative social, economic and environmental impacts likely to arise as a result of implementing the various development options proposed. The SA is to be published alongside the Issues and Options Report, to assist consultees in making an informed decision about which option they might prefer.

Stages and status of the Area Action Plan

- 6.16 The document is at an early stage in the plan-making process - providing opportunity for the community and stakeholders to comment on different options proposed and influence Council's decision on which option should be progressed. Council in November 2015 has approved for consultation the suite of local plan documents (including the Site Allocations and Development Management DPDs) which assume greater weight than this current draft in planning decision making. The Issues and Options consultation document is nevertheless capable of being a material consideration of limited weight as Officer's progress with the investment framework and site specific pre-application discussions through the year.
- 6.17 Following the close of consultation, the analysis of comments made and the Council's response to these will be reported to the Regulatory Committee for its consideration, prior to further work being undertaken on the next stage of the Area Action Plan – the preparation of the Preferred Option document to be subject to a further Regulation consultation exercise.
- 6.18 The Preferred Option draft of the AAP – once approved by Cabinet - is again published for consultation and will include more detailed information around individual site allocations as well as providing, if required, area based planning policies to support delivery of the spatial vision for Wood Green. Following a more formal round of consultation, and an independent examination in public, the AAP will eventually be formally adopted and will form part of the borough's statutory Local Plan, to be used to set the development blue print for the area, and against which the appropriateness of new development proposals will be appraised.

Relationship with other Local Plan documents

- 6.19 The Wood Green AAP is to give effect to the spatial strategy and strategic policies for the Borough as set out in the Strategic Policies DPD. As necessary, the AAP will include development management policies and site allocations specific to deliver the development and land use outcomes sought for the Wood Green area and the places within it. The policies are likely to either complement or replace the borough-wide policies contained in the Development Management Policies DPD, while the site allocation in the AAP will supersede those currently set out in the Site Allocations DPD.

Consultation and engagement to date

- 6.20 In June 2015 the Council appointed Soundings, a consultation agency to deliver a range of public, resident and stakeholder consultation events on Wood Green's Future over and above the statutory public consultation on the Area Action Plan. The intention was to capture the views and concerns of the widest

possible group of stakeholders, including those who may not normally respond to statutory consultations.

6.21 During summer 2015, pop up consultation events were held outside the Vue Cinema, outside Wood Green library and in Lymington Avenue. These events involved asking residents and passersby their views of Wood Green, what is positive, negative and what they think needs to change. Over 250 views were collected on canvass cards and analysed to inform the next stage of consultation.

6.22 A walk and talk event took place in September which collected residents views on specific spatial and behavioural issues in the town centre.

6.23 A Community Liaison Group was formed in September 2015. This is a more focused group made up of representatives of tenants and residents associations, police, housing associations and community groups. This group will act as a sounding board for the emerging regeneration plans.

6.24 18,000 flyers with information about the events and links to the Wood Green's Future web pages were distributed to residential and business addresses in Wood Green. An on-line survey was made available on the council's webpage and referenced on the publicity.

6.25 During November 2015 a series of public exhibitions and focused workshops took place in Wood Green library and in community venues (including Sky City Community Centre). At these events, more detailed exhibition boards were available, providing feedback on the initial consultation in summer 2015 and asking residents and visitors to respond to specific issues under the following eight headings:

1. Belong
2. Live
3. Shop
4. Enjoy
5. Work
6. Connect
7. Respect
8. Quick wins

6.26 Four smaller focused workshops were also held during November which were able to focus on specific key sites. The Soundings and Fluid teams also undertook a series of stakeholder meetings and interviews with landowners, tenants and businesses to test and record views and issues on the emerging options.

6.27 **Summary of responses to public consultation November 2015**

Background/general observations

Over 300 people attended the Wood Green's Future exhibition and associated events. Additional consultation events included a drop-in at Sky City, four focus sessions at the Karamel Café, Sandbunker Community Centre, the West Indian Cultural Centre and the Library and the first formal meeting of the Community

Liaison Group, attended by 29 people, comprising a good number of representatives from local residents' associations and community organisations.

The main exhibition took place at Wood Green Library over five days between 17th and 21st November. This was a good location. It was consistently busy on all days, both with passers-by and those who chose to come along as a result of the 18,000 flyers dropped to residential addresses.

As was expected, there were a wide range of responses, concerns and queries, but overall comments were mostly positive and enthusiastic about the prospect of change recognising the need to enhance the town centre and unlock its potentials. Some were cautious about the benefits for Wood Green and for local residents.

Some residents were sceptical about the word 'regeneration' and associated it with gentrification and were concerned that the result of Wood Green being regenerated would mean local people would be 'priced out' of shopping or living in the area.

A few consultees asked about how the development and regeneration will be paid for, some assuming it would come from the council's budgets. Others expressed concerns that the council will be "gaining financially at the expense of existing WG residents" by selling off its assets.

There were concerns about CR2 and other development causing disruption and congestion for existing residents, the town centre "being a building site for 5-10 years".

Definition of Wood Green AAP area - some concerns from residents living outside the boundary that they may miss out on benefits of regeneration but still have to endure the disruption that the project would entail.

Housing

There were many questions and concerns about the future of housing. Most consultees understood the need to provide new housing in significant numbers to respond to the housing crisis, but were worried about the impact on affordability and access to decent housing for them and their family. A number of respondents want to see a better range and mix of housing to reflect a balanced community. Residents met on the Sky City estate expressed the need for improved housing conditions but at the same time were unsure about the impact of any redevelopment of The Mall and the prospect of an increase in rents.

Employment/Chocolate Factory

Many said the Chocolate Factory could be a major place in Wood Green to create jobs and provide education, especially around the theme of "making". Suggestions are: a new chocolate factory, light industry for local production, recycling workspace, spaces for start-ups and spaces to expand into.

Most agreed the Chocolate Factory should be made more accessible by celebrating the history of the area and promoting the current creative uses with

better signage, more direct routes, a better visual link and more public activities such as the children's playground and Karamel Café.

A number of participants have said that the area could help make Wood Green unique and innovative with new shops or new houses located there. Suggestions include: colourful buildings and pavements, a waste art shop, outlet shops selling local products, a "Made in Wood Green" label.

Crossrail 2 route

Routing of Crossrail 2 through Wood Green (either at Turnpike Lane and Alexandra Palace or the alternative Wood Green central option) was on the whole seen as an exciting and positive prospect. There was support for the Wood Green option, but also views that this would involve disruption and congestion for existing residents. Some concerns about impact of CR2 construction on existing homes e.g. noise, dust, traffic disruption potential subsidence or structural problems to their houses due the tunnelling.

Many consultees understood the need to protect the future economy of Wood Green, and to provide more housing and jobs, but asked what is there to protect them as existing residents from negative impacts and increased cost of housing and shopping.

Community benefits

Some people thought that the real test of whether regeneration worked or not would be if you could demonstrate what local residents on low incomes gained from it.

To this end there were quite a few requests for incorporating leisure and community facilities:

- Swimming pool (convertible to other uses eg dance floor / events space)
- Leisure Centre (though it was noted that the White Hart Lane Centre is close by)
- Gym (subsidised for local people)
- Homelessness services (food, shelter, showers, employment advice)
- Community centres
- Youth services and activities
- Mental health services
- Range of services for older people (e.g. podiatry)
- Accessibility for those with disability generally

It was argued that investment in these services will reap future rewards in combating social isolation, improved health, well-being and reduction in ASB and crime.

It was generally agreed that the area needs more places to socialise for the whole community, more evening activities and that as well as more and varied food and beverage offer, the provision of public spaces that are 'free' to use is important. Some suggested that a modernised and multi-functioning library could fulfil this social role.

Culture, heritage and identity

People are proud of living in Wood Green, whilst agreeing it needs to change to address current issues. Many attendees were interested to see the number of local assets identified, including the multi-cultural markets whilst others were proud to see their space displayed, showing the value of promotion in changing perceptions of the area. The majority agreed that enhancing local assets such as the architecture, shop fronts, cultural activities and identities, multicultural food and local production, as well as greenery and nature is important.

In general people felt the area lacks a cultural focus even though it is ethnically diverse. Some people suggested that there is a need for small cultural venues such as a theatre, a music space or art gallery. A number of people noted the area's historical link to art and technology (Hornsey Art School and Lotus car factory) and that this should be reflected in the area's future distinctive identity.

Town centre/shopping

Most agree the current shopping offer is poor quality and monotonous with too many value stores, betting shops and fast food outlets, many residents chose to shop elsewhere. Generally people want to see greater variety and quality and the return of department stores such as M&S. They also want to see a mix of independent shops such as florists, furniture, DIY and health shops as well as nationwide retailers and higher end shops. Others said there was a need for alternative activities on the High Street such as cultural and social enterprises. Younger people in particular are not attracted to the High Street as it lacks activities and leisure options, with few places to hangout. Lack of good evening economy means the town centre feels different after 7pm, making it an unpleasant and unsafe environment. Many local people have told us that they avoid the town centre at night time for eating out and entertainment because they don't feel safe and choose to go elsewhere.

There were some comments about businesses taking greater responsibility for maintenance and repair of shabby shop fronts and forecourts.

Many people recognised the issues created by The Mall building and many felt that opening the centre of Wood Green and creating traditional blocks with a mix of shops, leisure and communities activities and housing on the top would be a very good idea. Some concern was raised about the feasibility and impact of such a big and bold transformation. Others commented that they would support major change so long as new and suitable housing for Sky City residents and adequate car parking solutions (such as underground) are provided. A few feel that the bridge provides a safe and weather proof crossing and were concerned about pedestrian safety should the area be re-developed.

Public and green spaces

Many people told us the High Street is not pedestrian friendly and is considered dangerous, especially for people with disabilities. There is a lack of seating areas, space for activities, use of public art as well as a lack of green space stopping people spending more time and enjoying the high street.

Many people felt there is a real shortage of parks and open spaces around Wood Green but the existing parks and certain areas around public buildings are underused or misused. They need to be better designed and should offer more outdoor activities and events to support the social life of the community.

A few said that it was very important to improve the connection with Alexandra Park which they consider is a wonderful conservation area, by making the route there more attractive.

Parking and transport

A large number of people would like to see the high road made more pedestrian and cycle friendly. Options mentioned range from excluding cars and motorcycles and allowing pedestrian crossing everywhere to at least adding cycling lanes and reducing the speed limit to 10km/h.

Others are concerned that reducing traffic on the main road will increase rat running and bring more cars and busses onto residential streets.

A lot was said about the bus garage and the demand for a bus station. Some said there is no need to have a bus garage in the centre. Others said that a real bus station would help decrease congestion on the roads. Some participants suggested a good location for a new bus station would be the site of the existing Bingo Hall and/or Vue Cinema and others that the existing bus garage could be re-developed with housing or other functions built above.

New connections

People generally support the idea of new and improved east west links especially to address dangerous crossings and to access Alexandra Palace. Several participants said that street lighting should be improved whilst others mentioned that the hill up to Alexandra Palace is a barrier to movement and more buses are needed, or other solutions.

Other – Quick Wins

Generally people are supportive of measures to improve the environment with many concerned about pollution and air quality. It is suggested that the creation of more parks, tree planting in the centre and green roofs and rooftop gardens would help address this.

People understand that this is a long-term project and that there is a need to improve things in the short term using 'Quick Wins'. Some people suggested that such 'meanwhile projects' could be developed involving young people or students of architecture and design. People would like to see BBQs in parks, vacant buildings used for the homeless, and support for start-ups.

Wood Green Business Forum

6.28 The newly-formed Wood Green Business Forum has provided a business voice which can respond to the emerging regeneration proposals.

6.29 The responses to these consultation and stakeholder exercises were analysed and used to develop four broad options and the emerging favoured option (outlined in the Issues and Options report), which will be subject to public consultation in February/March 2016.

Proposed public consultation

6.30 Seven weeks of public consultation is scheduled (in accordance with the Council's adopted SCI) from 1st February to 25th March 2016.

- 6.31 Community engagement specialists Soundings are working with the council to facilitate a range of opportunities for local residents, businesses and visitors to engage with and input into the process over and above the statutory Regulation 18 consultation.
- 6.32 A detailed consultation plan will be prepared. This will include a public exhibition in Wood Green library setting out the options as well as smaller more focused workshop in a range of community and faith venues to reach the widest possible cross-section of the community. Consultation will include notification to affected landowners and occupiers, as well as statutory bodies and those organisations, residents and community groups registered on the Council's Local Plan database. The documents will be made available on line at a dedicated webpage and hard copies at Council buildings (River Park House, the Civic Centre, all Council Libraries), and at a series of proposed meetings and presentations.
- 6.33 This round of Regulation 18 public consultation is to build on previous public consultation undertaken during development of the IF report in summer/autumn 2015 to ensure that the public and other consultees have an opportunity to have formal input into shaping the outcomes of the policies.

Resource implications

- 6.34 As part of the Cabinet approval to the Investment Framework approach in October 2014, members were also asked to note the funding position and support the process for securing external funding. The Cabinet report also noted that the funding sources were not confirmed at the time of the report, and that the project should only proceed once sufficient funding for each element of the project was secure. It was explicitly highlighted in the report that there was a risk that not all funding required to fully deliver this project can be externally sourced and thus Cabinet may need to agree more funding at a later date.

- 6.35 The current and projected funding position is shown in the table below:

Budget Requirement / Projected Spend	2015/16	2016/17
	£000s	£000s
Investment Framework	462	165
Resources/professional fees	261	401
Traffic and transport modelling based on preferred option	40	
Issues and options consultation	100	
Disbursements (consultation materials, internal legal and planning fees, surveys etc)	27	68
Contingency/other	10	60

Total	900	694
Existing Funding		
New Homes Bonus returned	-300	
Section 106	-30	-10
Existing budgets	-100	-90
Advisory Group contribution	-60	-35
Urban Renewal Fund Bid approved	-275	
Total	-765	-135
Gap	135	559

- 6.36 The total funding gap across both financial years is therefore **£694k**.
- 6.37 In September 2015 the project reached the point where the options to secure external funding had been explored via detailed discussions with landowners and other key stakeholders that form an Advisory Group to the project. Council funding required between October 2015 and January 2016 for modelling and consultation was therefore agreed by the Chief Operating Officer under delegated authority. Further Council funding is now required to complete the Investment Framework and Area Action Plan, and put in place the necessary staff and resources to manage delivery of the project effectively through to the implementation stage.
- 6.38 The forecast costs include provision for the posts of Programme Manager and Business Engagement Manager to continue until the end of 2016/17 in order to start the detailed planning for implementation of the Investment Framework proposals as the next stage of work together with other expected project costs such as feasibility studies, valuation advice, disbursements (public consultation materials, internal legal and planning fees, surveys etc) and contingency, plus additional planning support costs required to take the AAP through to completion.
- 6.39 The total funding gap of £694,000 (to programme end in March 2017) could still be reduced if further contributions can be secured from the Advisory Group of major local landowners, although the Council would need to be assured that this funding does not come attached with unacceptable or inappropriate conditions. It would be further reduced in the event that contingency provisions and other provisions for fees are not fully required.

7. Contribution to strategic outcomes

- 7.1 The Investment Framework and Area Action Plan are essential in delivering upon priorities 4 and 5 of the Corporate Plan, i.e. securing inward investment, job creation, training and economic growth alongside accelerating housing delivery. Wood Green is identified in Priority 4 as one of the council's regeneration priority areas, alongside Tottenham.

7.2 Development on the scale planned for in Wood Green – underpinned by the Investment Framework and Area Action Plan - will also yield significant uplift in council tax and business rate income for the council providing a valuable income source in the context of central government funding reductions to allow the council to continue to support its statutory obligations.

8. Comments from Regulatory Committee

8.1 The Regulatory Committee considered the draft Issues and Options document at their meeting on 4th January 2016. Whilst broadly supportive of, and recognising the basis for the four options identified, Members of the committee had a wide ranging discussions that included comments being made about the need for effective and comprehensive consultation, including whether the consultation period should be longer than six weeks; an aspiration that officers continue to engage with community groups on the proposals as they emerged; and support for a summary of the document to be produced. The unresolved status of Crossrail 2 (and views on the single or two station options) also prompted the Committee to consider whether a favoured option could be arrived at the current time. Questions surrounding the deliverability of the aspiration, having regard to changing consumer/shopper behaviour were also raised. Members also recognised the need to consider carefully the impact of long-term construction and development on the existing community in promoting more ambitious options for the area.

8.2 The report to the Regulatory Committee suggested that the Cabinet consider the report as a combined issues and options, and statement of a favoured option. Given the significance of the proposals (for communities and individual property owners), Regulatory Committee discussed at length whether the document contained sufficient detail to enable a single consultation phase to be carried out – and whether area and site specific policies needed to be more fully developed ahead of the Regulation 19 (pre-submission) phase. The Committee, in offering broad support to the document, therefore resolved:

- i) That the Committee note the content of the draft Regulation 18 Wood Green Area Action Plan: Issues and Options Report.
- ii) That the Committee recommend to Cabinet that the draft Regulation 18 Wood Green Area Action Plan: Issues and Options Report, as amended in accordance with the discussions held at the Committee meeting on 4 January 2016, be approved for publication and public consultation for a period of at least 6 weeks, provided that before approving it for consultation the Cabinet satisfy itself that:
 - a) The consultation period is sufficient.
 - b) The Area Action Plan contains sufficient detail to permit meaningful consultation.
 - c) The consultation is not premature, having regard to other consultations.

8.3 Following consideration of the comments of the Regulatory Committee, and in accordance with the discussion that took place, officers have revised the programme for the AAP to provide for a second, Preferred Option, consultation to follow the proposed consultation on the Issues and Options document. This

would take place following consideration of the comments received to consultation in February and March, and also allow for greater certainty in respect of Crossrail 2 and on the emerging proposals contained within changes to national planning policy (NPPF) and the Housing and Planning Bill. The addition of an extra phase in the plan making process will be reflected in an update Local Development Scheme (to come forward separately) and in the wider Investment Framework programme. Given the qualified support for the document from the Regulatory Committee, officers consider that the introduction of the additional phase into the AAP programme will confidently address (with appropriate consultation) the issues raised by the Regulatory Committee resolution and discussed in their meeting.

9. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

To date the Wood Green Regeneration project has largely been funded from external sources with limited budget required from the Council as outlined in the Table at 6.34. The main external source was GLA grant funding in the form of returned New Homes Bonus monies, but some funding has also been received from the Advisory Group. The main Council funding was an approved bid against the Urban Renewal Reserve that enabled the project to progress to this stage.

In order to fund the project through to the end of 2016-17 and completion of the Investment Framework and AAP a further £694,000 of funding is required. Although the service will endeavour to secure further external funding that may reduce that amount it is necessary, it is appropriate that this is agreed in principle from the Urban Renewal Reserve to give certainty of funding.

Completion of the Investment Framework and AAP is expected to be a significant step in assuring that Wood Green can make a significant contribution to Council priority 4 around Economic Growth. As central government grant is expected to completely disappear in coming years, the Council will be wholly dependant on Council Tax and Business Rates income to fund its activities in the future and thus Housing and Business growth is fundamental to the Council's long-term financial viability.

Procurement

The Consultant has been appointed in accordance with the procedures under the ADUP GLA Framework Agreement – Lot 1 Urban Strategies and Area Plans.

The Construction Procurement Group (CPG) have no reasons preventing the Chief Operating Officer from approving the recommendations.

Legal

The Assistant Director of Corporate Governance has been consulted on the preparation of this report and comments as follows:

The proposed Issues and Options document outlines a number of broad development options which will need to be consulted upon and the responses thereto considered in detail before being refined into a more site specific policy document which could ultimately be taken forward for endorsement by the Secretary of State. It is therefore inevitable and it is recognised that a further Regulation 18 consultation exercise will be required in order to progress the emerging Wood Green AAP.

The Wood Green AAP, when refined and finally adopted, will form part of the Local Plan which is a statutory development plan against which any subsequent applications for planning permission within the area would be tested.

That being the case, there is a formal process for preparing and consulting on Development Plan Documents set out in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 to be complied with, the first stage of which is the Regulation 18 consultation with such of the specific consultation bodies as the Council consider may have an interest in the subject of the proposed Wood Green AAP, along with such of the general consultation bodies as the Council considers appropriate and such residents or other persons carrying on business in the Council's area from which the Council considers it appropriate to invite representations. This exercise should also be carried out in accordance with the Council's existing Statement of Community Involvement which is also currently subject to revision following consultation thereon.

There is a requirement that Development Plan Documents (and this includes the Wood Green AAP) must be in conformity with the London Plan and in preparing the Wood Green AAP, the Council must take into account any representation made to them in response to the Regulation 18 consultations before proceeding to the next stage.

Under the Localism Act 2011 there is placed on plan making authorities a statutory duty to co-operate with adjoining authorities and prescribed bodies and persons in the preparation of development plan documents and local development documents. This duty requires active and constructive engagement with those parties and to have regard to the activities of those parties.

In carrying out the consultation the Council must follow the general principles of consultation set out by the Supreme Court:

- That consultation must be at a time when proposals are still at a formative stage;
- That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response;
- That adequate time must be given for consideration and response; and
- That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.

In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear

terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.

Having regard to the fourth principle, and following the completion of the proposed Regulation 18 consultation and the further Regulation 18 consultation that will be required, the Council must take into account the representations received and, where appropriate, show how these have been addressed in preparing the subsequent pre-submission consultation documents. The consultation responses and the proposed responses to the consultation submissions in respect of both of those stages will therefore need to be reported back to the Cabinet which will clearly want to demonstrate proper consideration thereof.

A failure to comply with any of the statutory requirements at any stage may result in a development plan document being found to breach the conformity requirements, the 'duty to co-operate' or being 'unsound' at the examination in public.

Equality

The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- a) tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- b) advance equality of opportunity between people who share those protected characteristics and people who do not;
- c) foster good relations between people who share those characteristics and people who do not

The Area Action Plan: Issues & Options publication clearly sets out information on the current population profile and characteristics of the Wood Green area. This contextual information has been factored into the four options that are being put forward for consultation, and its presentation will help inform consultees when considering their response.

Following the end of the consultation on the Area Action Plan: Issues and Options publication, and subject to a decision to move onto the next stage of developing a formal Area Action Plan, a full Equality Impact Assessment (EqIA) will be undertaken to accompany the Sustainability Appraisal into the preferred option. This EqIA would assess the potential impact of the preferred option for Wood Green Regeneration on different groups of residents, and put forward measures and actions that would mitigate any potential adverse impacts and enhance equality of opportunity and good relations for all groups.

10. Use of Appendices

Appendix 1 – Wood Green AAP Issues and Options Report
Appendix 2 – Consultation Programme (draft)

11. Local Government (Access to Information) Act 1985

The following documents were used in the preparation of this report:

- Sustainability Appraisal
- Wood Green Investment Framework evidence studies
- Local Plan
- Site Allocations DPD
- Haringey SCI 2008 (Updated 2011) and revision consultation version
- Planning and Compulsory Purchase Act 2004
- Town and Country Planning (Local Planning) (England) Regulations 2012
- The National Planning Policy Framework 2012
- The Localism Act 2011

Background Documents

Decision Making Report – Wood Green Investment Framework & Area Action Plan (Approval to January Cabinet, 30th October 2015).

Cabinet Paper - An Investment Framework for Wood Green, 14th October 2014

Haringey's Local Plan Preferred Option, Site Allocations DPD Consultation Document, February 2015

Websites

LBH site – Overview of regeneration activities in Wood Green

<http://www.haringey.gov.uk/regeneration/wood-green>

LBH site – Local Plan: Site Allocations DPD

<http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/local-plan-site-allocations-dpd>

Crossrail 2 Consultation hub

<https://consultations.tfl.gov.uk/crossrail/2>

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